



## 14 St. Margarets Drive, Saltergate, Chesterfield, S40 4SX

- FOUR BEDROOM FAMILY HOME
- ENCLOSED, PRIVATE REAR GARDEN
- NEARBY AMENITIES & TRANSPORT LINKS
- BUILT IN 1905
- SUPERB LOCATION
- NO CHAIN

**Guide Price £365,000**

**HUNTERS®**  
HERE TO GET *you* THERE



**\*\*NEW LOWER GUIDE PRICE OF £365,000 TO £370,000\*\***

**OFFERED WITH NO CHAIN - HUNTERS ARE PROUD TO BE SELLING THIS CHARACTERISTIC, FOUR BEDROOM DETACHED HOUSE - BUILT IN 1905 - IT MAKES A PERFECT FAMILY HOME SITUATED IN CHESTERFIELD TOWN CENTRE.**

Over 1700 square feet of living accommodation - still in great condition & is ideal for families looking for a spacious new home.

As you enter through the gated porch, you will find a welcoming hallway, along with two large reception rooms & a kitchen / diner.

Upstairs, there are two double sized bedrooms, a single bedroom as well as a family bathroom with a bath and separate shower cubicle. There is also another single WC.

The fourth bedroom is located in the spacious attic which can be used as further living space or used as a double bedroom or study.

This home offers an enclosed landscaped private rear garden which includes an outhouse/store.

An on street residents only parking scheme exists & operated by Chesterfield Borough council.

Situated in a highly sought after area of Chesterfield, with Brookfield School catchment area, close to local amenities, within walking distance of Town Centre & easy access to the Peak District.

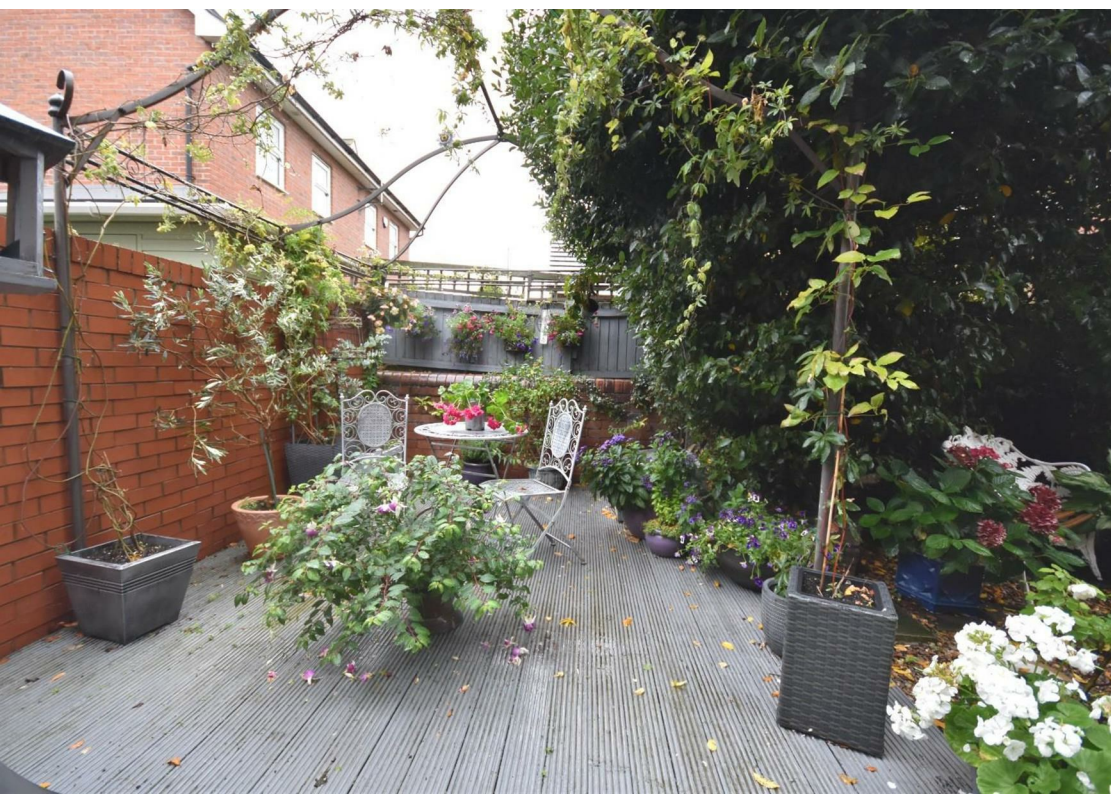
Council tax band C - Chesterfield Borough Council.

**FREEHOLD.**

Don't miss out on making this lovely property yours - please get in contact with Hunters to arrange a viewing.



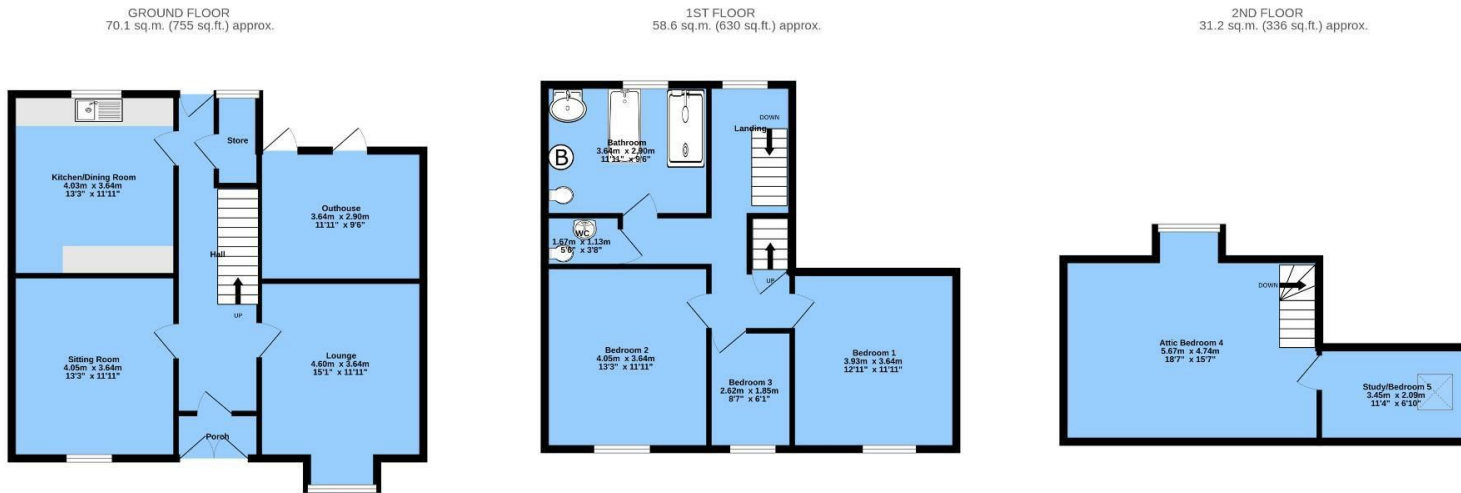






# ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



TOTAL FLOOR AREA: 159.9 sq.m. (1721 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

## Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



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